

City Council



P24-28

August 12, 2024



Owner: MCNL Enterprises, LLC

Applicant: Tejwant Chandi


Request: Office and Institutional (OI) to Limited Commercial (LC)

Location: 6966 and 6962 Nexus Court

Acreage: 0.79 ±

District: 6 – Derrick Thompson

REID #s: 9496579924000 and 9496579996000

A faint, light blue map of Fayetteville, North Carolina, is visible in the bottom right corner of the page.





Aerial Notification Map

Case #: P24-28

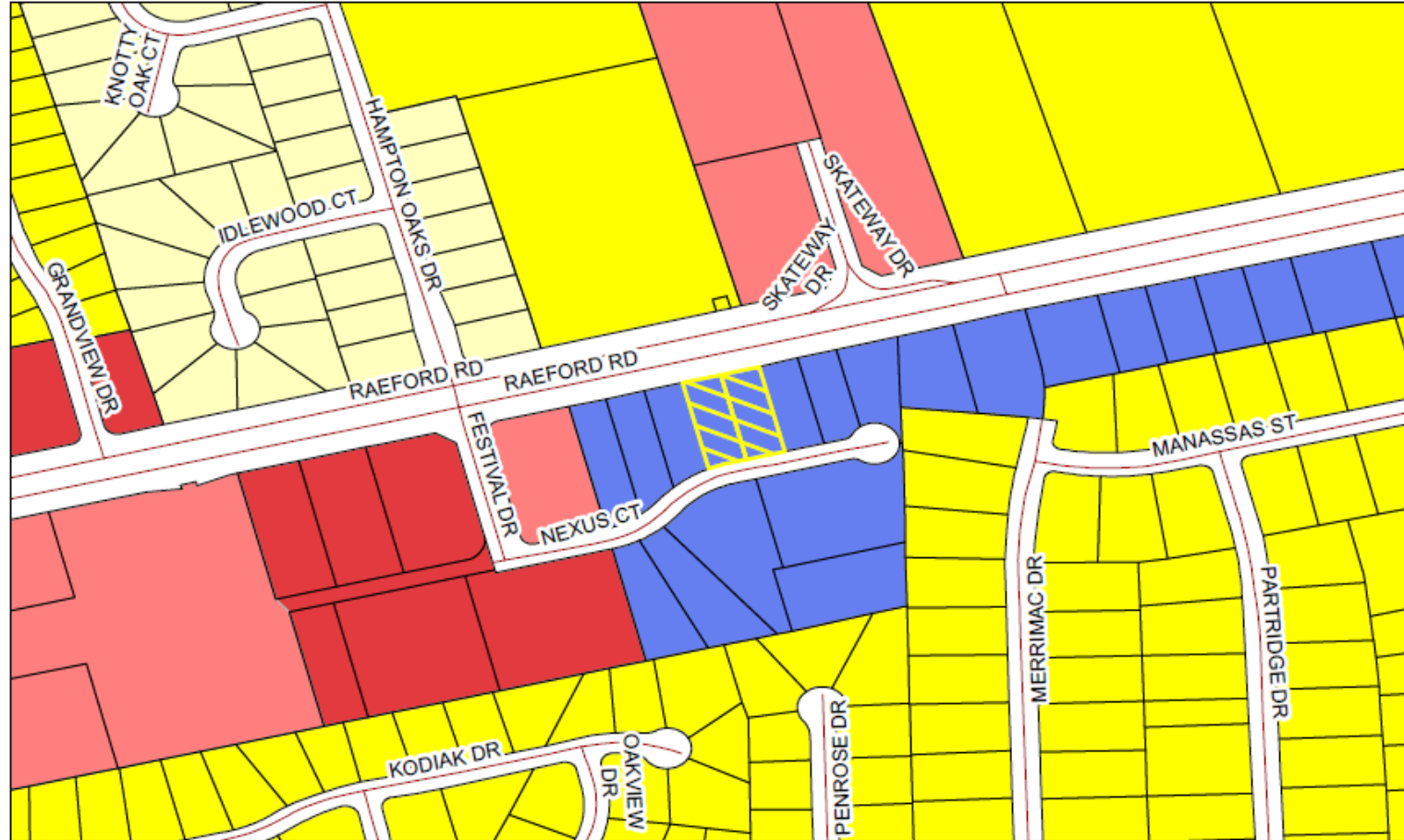
Request: Rezoning from Office and Institutional (OI) to Limited Commercial (LC).

Location: South side of Raeford Road on Nexus Court

-  P24-28 Buffer
-  P24-28

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.





Zoning Map

Case #: P24-28

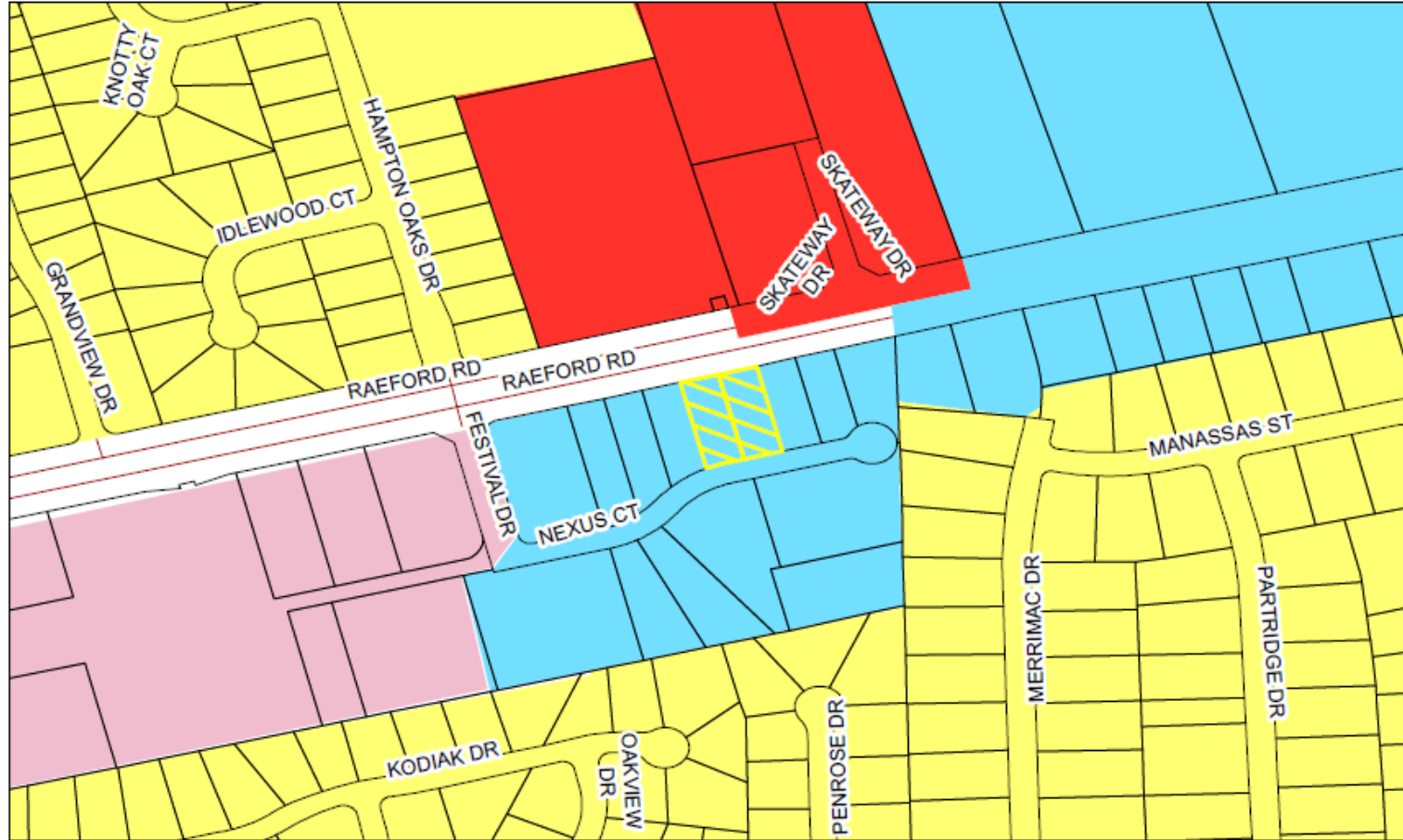
Request: Rezoning from Office and Institutional (OI) to Limited Commercial (LC).

Location: South side of Raeferd Road on Nexus Court

-  P24-28
-  LC - Limited Commercial
-  NC - Neighborhood Commercial
-  OI - Office & Institutional
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10

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Future Land Use Map

Case #: P24-28

Request: Rezoning from Office and Institutional (OI) to Limited Commercial (LC).





Location: South side of Rae Ford Road on Nexus Court



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Land Use Plan 2040

Character Areas

-  LDR - LOW DENSITY
-  NMU - NEIGHBORHOOD MIXED USE
-  HC - HIGHWAY COMMERCIAL
-  OI - OFFICE / INSTITUTIONAL

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- Strategic Plan Alignment:
 - Goal II: Responsive City Government Supporting a Diverse and Viable Economy
 - Objective 2.1: Diversifies tax base with more retail and service uses.
 - Objective 2.4: Encourages business growth through moderate-intensity commercial activities.
 - Goal III: City Invested in Today and Tomorrow
 - Objective 3.2: Manages future growth with strategic land use for orderly and sustainable development
- Context and Compatibility
 - Current Zoning: Office and Institutional (OI)
 - Proposed Zoning: Limited Commercial (LC)
 - Benefits:
 - Attracts businesses, enhances local economy
 - Promotes walkability, reduces car travel needs
 - Mixed-Use Potential: Residential units possible above commercial establishments.

- Traffic and Accessibility
 - Raeford Road Improvements enhance accessibility
 - High traffic volume increases exposure and connectivity for businesses
 - Supports efficient transportation for customers and suppliers
- Comprehensive Plan and Development Patterns
 - 2040 Comprehensive Plan: Office/Institutional designation
 - LC zoning permits complementary moderate-intensity commercial uses
 - Benefits: Provides essential services, reduces travel needs, promotes live-work-play environment
 - Ensures consistency with the comprehensive plan vision
- Environmental and Community Impact
 - No anticipated adverse impact on property values or the natural environment
 - Compatibility ensured through zoning and development regulations
 - Environmental protections in place via UDO measures
- Conclusion
 - Supports economic diversity and business growth
 - Ensures orderly and compatible development
 - Fosters a vibrant, sustainable community

The Zoning Commission and Professional Planning Staff recommend that the City Council approve the map amendment to LC. This recommendation is based on the following findings:

- The proposed zoning change aligns with the Future Land Use Plan (FLUP) and the Unified Development Ordinance (UDO).
- Permitted uses and development standards for the LC district are appropriate for the site given surrounding zoning and land uses.
- There are no anticipated negative impacts on public health, safety, morals, or general welfare.

1. City Council moves to approve the map amendment to Limited Commercial (LC) as presented, finding it consistent with the Future Land Use Plan as demonstrated in the attached consistency and reasonableness statement.
2. City Council moves to approve the map amendment to a more restrictive zoning district, finding this modification consistent with the Future Land Use Plan as demonstrated in the amended consistency statement.
3. City Council moves to deny the map amendment request, finding it inconsistent with the Future Land Use Plan.



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